

Braemar Cottage, 5 Shop Street, Inver, Ross-Shire IV20 1SE

Offers Over £130,000







Neat end-terrace cottage in the pretty coastal village of Inver by Tain. Accommodation: Entrance Porch, Living Room, Conservatory, Inner Hall, Kitchen/Diner, 3 Bedrooms and Shower Room. Double glazed throughout (except the shower room) and oil fired central heating. The property enjoys a sheltered and enclosed rear garden and off-street parking. 5 Shop Street is furnished and is being 'sold as seen' with all contents, white goods and soft furnishings included. The bus stop and shoreline walk are just steps away.

Inver is a thriving little community with an excellent primary school and community hall where numerous activities take place. Inver is also an excellent place for coastal walks and wild swimming. Morrich Sands, one of the great undiscovered and unspoilt beaches of the area is close by and a path leads to the nearby village of Portmahomack. The town of Tain is approximately 6 miles away and has a medical & dental practice, transport links, a wide variety of shops and supermarkets, along with secondary education. There are a number of recreational pursuits to be enjoyed in the area such as bowls, football and tennis. Inver is close to many challenging Golf Courses, such as Tain, Portmahomack and the internationally famous Royal Dornoch Golf Course. Inverness, 38 miles to the south, has all the facilities of a modern city including a main line railway station and airport with regular flights to the South and Europe.



**Entrance Porch:** 2.10m x 1.43m

Welcoming porch entered via a sliding patio door. Windows to the front and side. Door with glazed panel to the living room.

**Living Room:** 4.70m x 3.90m

Generously proportioned room with window to the front of the house. Feature electric fireplace and mantle. Shelved alcove with cupboard storage below. Radiator.

**Inner Hall:**

Inner hall with domed roof light. Provides access to all accommodation. Large cupboard offers good storage. Fitted shelving. Radiator.

**Kitchen/Diner:** 2.87m x 2.90m

Bright room situated at the rear of the property. Fitted kitchen with wooden floor and wall mounted units providing generous worktop surfaces. Stainless steel sink and drainer. Integral Lamona electric oven and Lamona hob with extractor hood over. Beko Fridge/freezer, dishwasher and Indesit washing machine are all included. Window to the rear overlooking the garden. Ample room for informal dining. Radiator.

**Conservatory:** 3.73m x 2.92m

Sunny uPVC double glazed conservatory beneath a polycarbonate roof. Tiled floor and door to the rear garden. Window to shower room. Radiator.

**Bedroom 1:** 3.30m x 2.45m

Spacious room situated at the front of the house. Feature dado rail. Built-in wardrobe. Radiator.

**Bedroom 2:** 2.97m x 2.72m

Light room with window to the front. Cupboard stores the fuses and electric meter. Access hatch to the loft. Radiator.

**Bedroom 3:** 3.02m x 2.88m

Large room quietly situated to the rear of the house overlooking the garden. Feature dado rail. Radiator.

**Shower Room:** 1.87m x 1.57m

Light and fresh room with WC, wash hand basin and shower cubicle with electric shower. Heated towel radiator. Window opens to the conservatory. Wet wall panelling and extractor fan.









**Garden:**

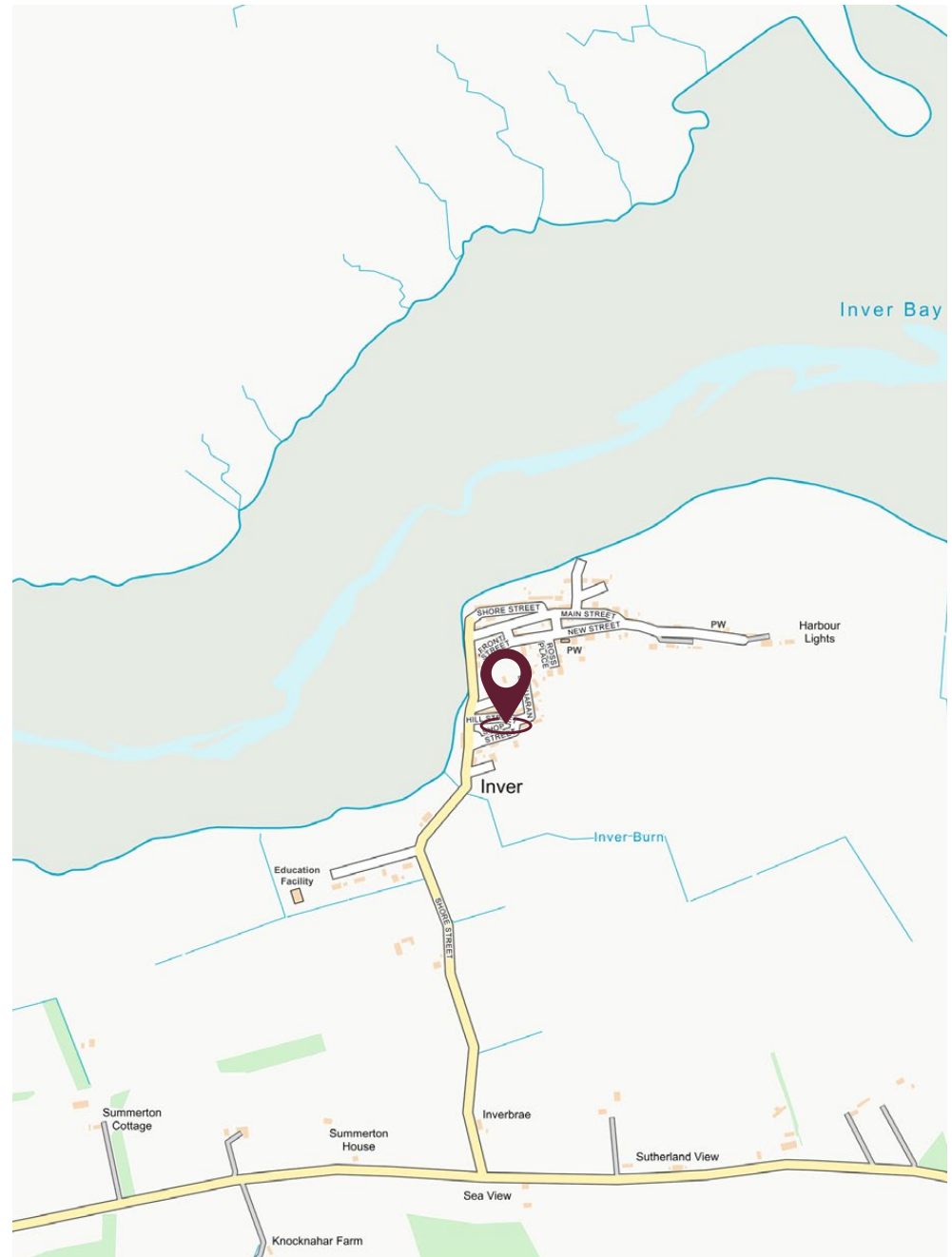
5 Shop Street benefits from an enclosed rear garden and off-street parking. External tap. Decked patio area and gravel area with built-in seating ideal for outdoor socialising. Large wooden shed, with light and power, perfect for storing outdoor gear or gardening equipment. External tap.

**Viewing:**

To view please contact the Selling Agents

**EPC Rating: E****Location:**

<https://w3w.co/series.kitten.mammoth>



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